

# METRO PROPERTY

## NEIGHBOURHOOD WATCH

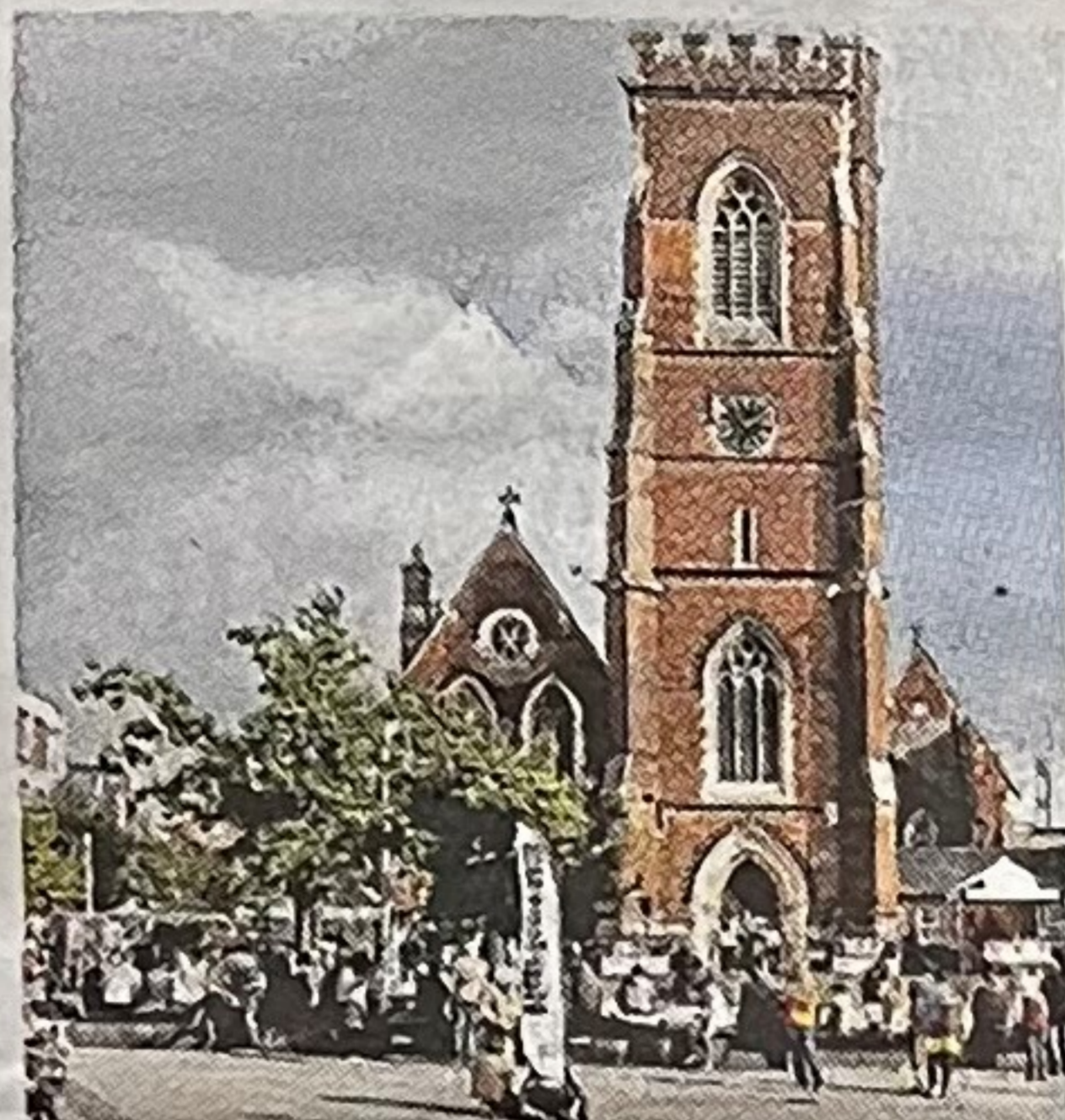
# Acton

WANT A WEST LONDON ADDRESS THAT DOESN'T COST THE EARTH? GET IN ON THE ACT IN THIS WELL-CONNECTED, UPCOMING AREA, SAYS **ANDREA DEAN**

**W**HILE certain pockets of Acton have always been considered desirable, the combination of Crossrail and regeneration - in particular the redevelopment of the once notorious South Acton Estate - have thrust the entire W3 postcode into the spotlight. Buyers are noting the exceptional transport connections - it has seven stations, Tubes, Overground and mainline services and will shortly be joined by the Elizabeth line - and reasonable house prices.

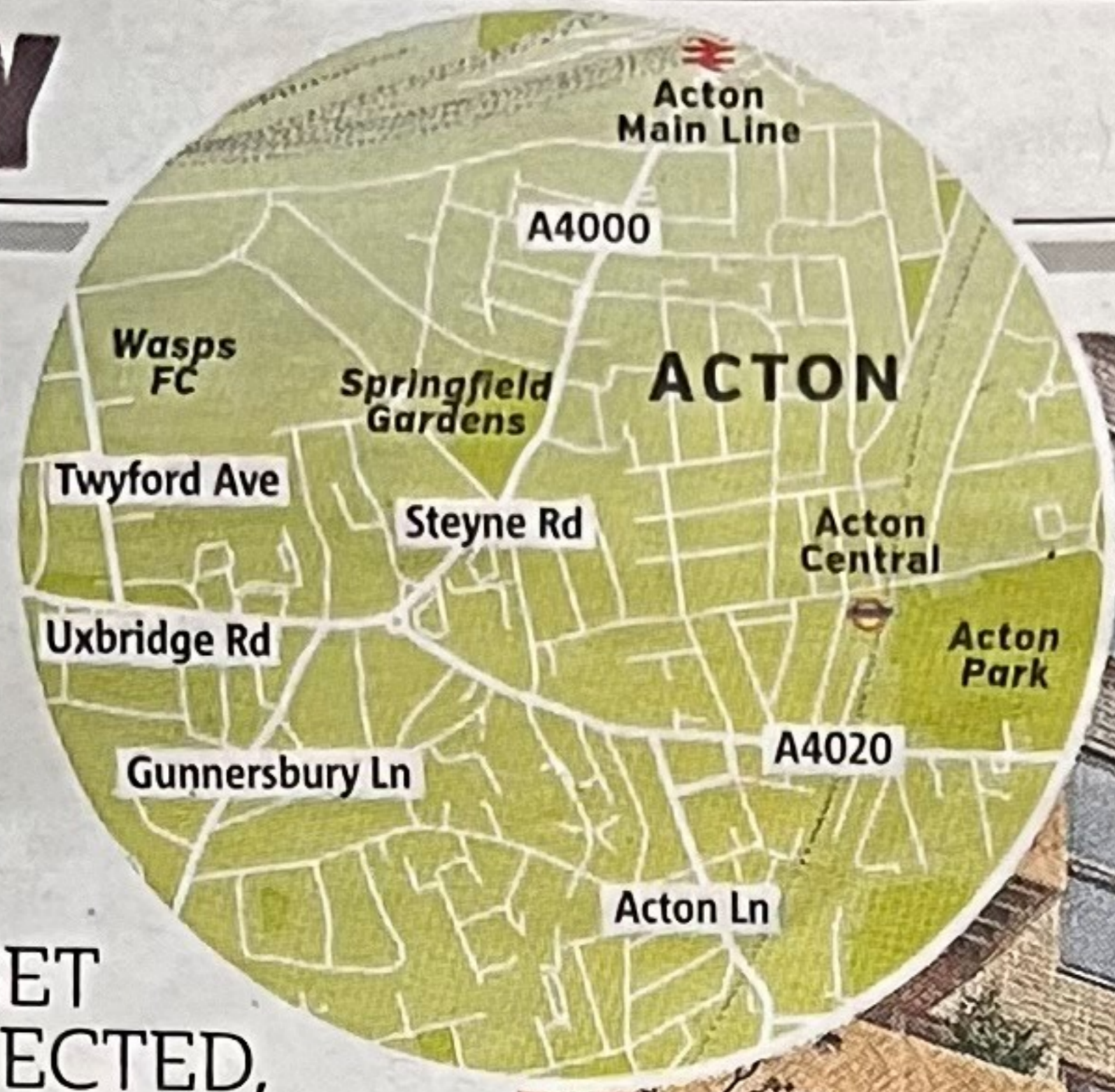
But with CBRE predicting capital growth of over 20 per cent over the next five years, there's no time to waste if you want to climb on or up the property ladder.

Pick from Victorian, Edwardian, 1920s and 1930s houses, conversions, and purpose-built blocks. Flats start from less than £300,000 and period houses in perennially popular Poets Corner, near Acton Central Overground station, and Acton Green and Mill Hill



Park conservation areas are typically £1million-plus. 'A typical three-bedroom flat will cost you anywhere from £650,000 to £850,000,' says Julian Kroll of Dexters.

'Prices in Acton have definitely risen in the last couple of years. This is down to an increase in demand as buyers spill over from areas like Chiswick and Hammersmith.'



**Acton hero:** Some 364 homes are based around landscaped gardens at Western Circus

### VITAL STATISTICS

**Average house price:** £680,689

**Average rent:** £2,207pcm

**Council tax (Band D):** £1,735.48

**Commuting time to Zone 1:** Under 20 mins from East Acton to Bond Street  
**Annual Travelcard:** From £1,536

**Amenities:** ★★★★★ Morrisons; Tesco Superstore; Lidl, Wilko and other chains in The Oaks centre; market on Wednesdays-Saturdays; independent food stores, boutiques and cafes in Churchfield Road; decent pubs include The George & Dragon, complete with its own microbrewery, and The Aeronaut, which hosts everything from circus shows to drag nights; pool and gym at Everyone Active Acton Centre; David Lloyd Club; Oxygen Freejumping trampoline park

**Open space:** ★★★★★ Acton Park, Gunnersbury Park

**Schools:** ★★★★★ GCSE and A-Level results are above average; Ofsted deems the majority of state primaries and secondaries to be good or outstanding

**Crime:** Slightly below average  
**Who lives there?** Young professional first-time buyers and families

**Famous faces:** Actor Kit Harington was born in Acton



### WHAT'S NEW

More than 3,400 homes - of which 50 per cent will be affordable - are being built over a 15-year period at **Acton Gardens**, in Countryside and L&Q's regeneration of the South Acton Estate. All have a private balcony or terrace, underfloor heating and space to WFH, and one, two and three-bed private sale apartments in the latest phases, Verna and Lindley, start from £435,000 with Help to Buy, actongardens.co.uk. Two and three-bed shared ownership homes start at £132,500 for a 25 per cent share of £530,000, lqhomes.com.

A five-minute walk from East Acton station, Barratt London's **Western Circus**, consists of 364 apartments arranged around landscaped gardens, with cycle storage and car club membership. It's now over 90 per cent sold and the remaining one and two-bed homes are from £427,000. Help to Buy's available and they'll be



**Go West:** The mixed use scheme at One West Point

ready to move into this summer, barratlondon.com. Shared ownership is on offer through L&Q, with one-beds from £95,625 for 25 per cent of £382,500, lqhomes.com.

**One West Point** in North Acton - on the edge of the Old Oak Common and Park Royal Opportunity Area, set to become a major transport hub - is a mixed-use scheme of 701 private sale and rental homes. They're spread across four buildings, including a 54-storey tower, and launch on April

22-24. One-beds are from £512,500 with Help to Buy, onwestpoint.com.

**Hangar 16**, towards Shepherds Bush, is a 1930s art deco warehouse that has been converted into 26 one and two-bedroom apartments with elegant neutral interiors. Most have a balcony or terrace, from £455,000 and Help to Buy is on offer, by Be West through kfh.co.uk.

Industrial styling also features strongly at **Warple Lofts**, a collection of nine one and two-bed apartments, some with private outside space. Ready to move into and offering Help to Buy, they're from £430,000, barnardmarcus.co.uk. And just a single one-bed flat is left out of six at **York House Lofts**, by local developer Helios. Including a large open-plan kitchen/living area and a south-facing terrace, it's £439,950 with Help to Buy, via hamptons.co.uk.

### PROPERTY LADDER



**FIRST RUNG** £260,000  
This one-bed flat is on the top floor of a high street building, so very convenient for shops, cafés and bars. There's a large kitchen/living room, and no chain. [dexters.co.uk](http://dexters.co.uk)



**STEP UP** £699,950  
In West Acton's inter-war Hanger Hill Garden Estate conservation area, this three-bed, top-floor flat has a share of the freehold and a communal garden. [robertsonsmithandkempson.co.uk](http://robertsonsmithandkempson.co.uk)



**TOP RUNG** £3MILLION  
An impressive double-fronted detached house with six bedrooms, three reception rooms, three bathrooms, a west-facing garden and off-street parking. [kfh.co.uk](http://kfh.co.uk)



**Balconies:** Acton Gardens' outside space